

# PLANNING AHEAD FOR GROWTH IN MASSACHUSETTS

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Executive Office of Housing and Economic Development  
Department of Housing and Community Development

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# Planning Ahead for Growth

- Planning ahead for job and housing growth is critical to our prosperity and to our quality of life.
- As a state, prior to 2007, we largely failed to plan ahead.
- Since 2007, we have been deliberately and consistently planning ahead.



# The **4** Core Elements of Our Strategy

## **1 Identify**

Promising places for growth that have community support, are consistent with regional considerations and align with the Sustainable Development Principles

## **2 Create**

Prompt and predictable zoning and permitting in those places (both local and state)

## **3 Invest**

In public infrastructure needed to support growth

## **4 Market**

To businesses and developers interested in locating and growing in the Commonwealth

# Economic Competitiveness in MA

## **The Economic Development Plan** Choosing to Compete in the 21<sup>st</sup> Century

### **5 Categories, with 55 Actions**

*Building Talent*



*Innovation Economy*



*Empowering Regions*

*Ease of Doing Business*

*Improving Cost Competitiveness*

# Actions to empower regions

Make public infrastructure investments that support regional growth:

- Plan Ahead for Growth
- Target state infrastructure investments to priority areas
- Enlist state agencies to provide targeted assistance to accelerate growth in priority areas
- Identify or develop additional innovative public and private partnerships that allow faster decision making and execution and more local control

# Planning Ahead for Growth in Action

## CORE ELEMENTS



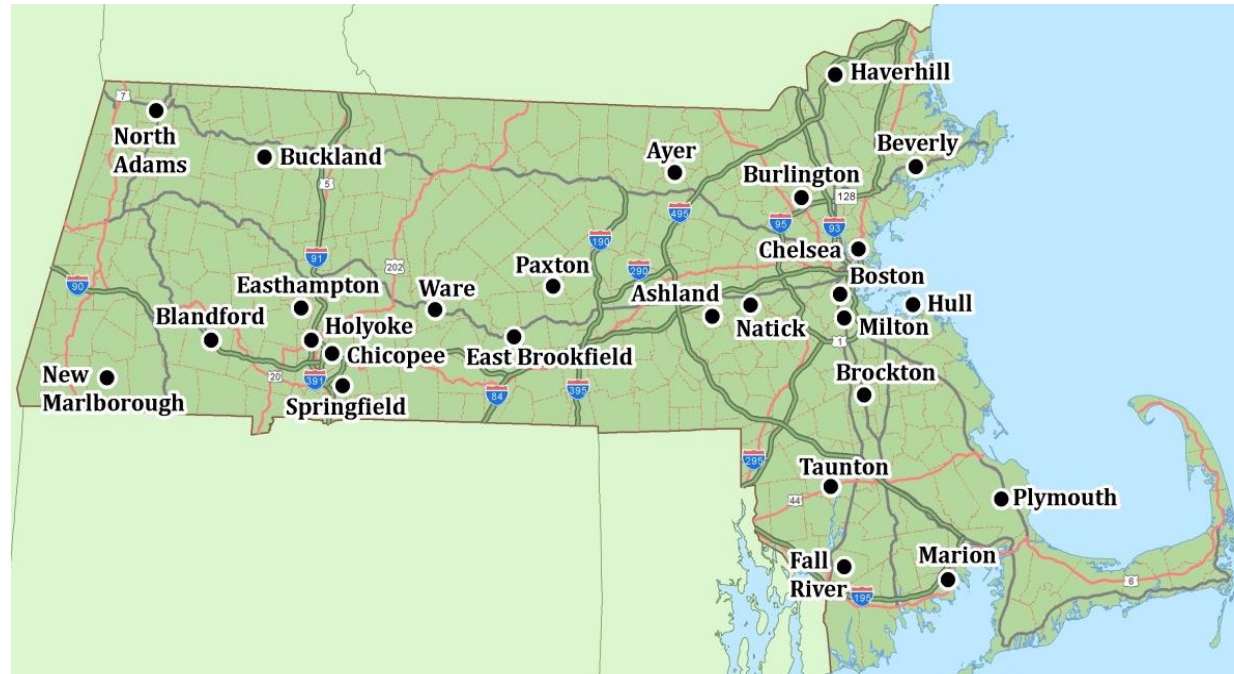
## CHARACTERISTICS

- |                               |   |                                    |  |
|-------------------------------|---|------------------------------------|--|
| ✓ Priority Development Areas  | ✓ Chapter 43D   | ✓ MassWorks Infrastructure Program | ✓ Promote Development – Ready Properties |
| ✓ Priority Preservation Areas | ✓ Chapter 43E   | ✓ I-Cubed                          | ✓ Online Resources                       |
| ✓ Gateway Cities              | ✓ Chapter 40R   | ✓ Executive Order 525              | ✓ Supporting Stakeholders                |
| ✓ Growth District Initiative  | ✓ District Local Technical Assistance                       | ✓ District Improvement Financing   | ✓ Conferences and Events                 |
|                               | ✓ Best Practices for Model for Streamlined Local Permitting |                                    |  |

# 2012 MassWorks Infrastructure Program Awards

## DRAFT RESULTS

- Over 130 applications were submitted, requesting more than \$323M
- MassWorks awarded 26 infrastructure grants totaling \$38.5M



	Gateway City	TOD	Reuse	Mixed Use	Housing Density	Regional Projects
<b>2012 Spending</b>	49%	77%	90%	82%	100%	53%
<b>Target</b>	50%	67%	80%	50%	100%	25%

# Supporting Innovation: Retaining Talent

Over 350,000 students attend schools in Greater Boston each year

- Over the next five years, we are **increasing the number of internship placements by 20% annually** by focusing on facilitating the flow of young students into young companies.
- **Increase the production of housing** with the goal of significantly reducing the affordability gap.



# Statewide Housing Production Goal

10,000 multi-family units per year

- ✓ **Reasonably dense, multi-family units**
- ✓ **Reasonably located, near employment opportunities and transit nodes**
- ✓ **Reasonably priced, for middle and moderate income families and individuals**

# The benefits of housing for local communities

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- Keeps families and friends close by
- Connects people to jobs
- Revitalizes downtowns
- Reuses historical buildings

# Getting the balance right



Jobs • Transportation • Environment • Housing  
Community • Health • Neighborhoods

# Housing that Works in Action

## CORE ELEMENTS



## CHARACTERISTICS

- |                               |   |   |   |
|-------------------------------|---|---|---|
| ✓ Priority Development Areas  | ✓ Chapter 43D   | ✓ Chapter 40B                           | ✓ Planning Ahead for Growth Online Mapping Tool |
| ✓ Priority Preservation Areas | ✓ Chapter 40R   | ✓ Chapter 40R                           | ✓ Mass.gov website                              |
| ✓ Gateway Cities              | ✓ District Local Technical Assistance                       | ✓ DHCD Housing Assistance               | ✓ Supporting Stakeholders                       |
| ✓ Compact Neighborhoods       | ✓ Best Practices for Model for Streamlined Local Permitting | ✓ MassWorks Infrastructure Program      | ✓ Conferences and Events                        |
|                               |   | ✓ Housing Development Incentive Program |   |

# Haverhill, Downtown

Three adjacent housing developments consisting of 500 new housing units.

One of the three developments, the Hayes box factory is the redevelopment of two connected vacant mill buildings into 57 units of rental housing with ground floor commercial space

The developments include various unit types, priced for a wide range of incomes, including one-third of the units priced for middle income households

- ✓ Various unit sizes and prices
- ✓ Transit Oriented
- ✓ Chapter 40R, designated in February 2007



# Somerville, Assembly Square

5M square foot mixed use on

66.5 acres of underutilized land

In total, 2,100 residential units



- ✓ Mixed-use & transit-oriented
- ✓ Large scale delivery of market rate housing
- ✓ 450 rental units will be constructed as part of Phase I
- ✓ 88.5% market rate (Phase I)



# Easton, North Easton Village

Redevelopment of the Ames Shovel Works industrial building

Mixed-use, with a new gallery, museum and open space

112 residential units

- ✓ Adaptive re-use of historic buildings
- ✓ Mixed-use
- ✓ 83 market rate units and 30 affordable units





# The Path to **Achieve** our Goals



## **1 Identify**

Promising places for economic and housing growth that have community support.

## **2 Create**

Prompt and predictable zoning and permitting in those places (both local and state), including as of right zoning.

## **3 Invest**

Target public infrastructure resources needed to support housing production.

## **4 Market**

Areas to those interested in developing and living in the Commonwealth.